

**FINAL  
DECISION DOCUMENT FOR  
FORMER MOTOR POOL AREA 3100, PARCELS 146(7), 24(7), 25(7), 73(7), and 212(7)  
FORT McCLELLAN, CALHOUN COUNTY, ALABAMA**

**ISSUED BY: THE U. S. ARMY**

**JULY 2005**

**U.S. ARMY ANNOUNCES  
DECISION DOCUMENT**

This Decision Document presents the determination that land use controls (LUC) will be necessary to protect human health and the environment at Former Motor Pool Area 3100, Parcels 146(7), 24(7), 25(7), 73(7), and 212(7), located at Fort McClellan (FTMC) in Calhoun County, Alabama. In addition, this Decision Document provides the site background information used as the basis for the decision to implement LUCs. The location of the site at FTMC is shown on Figure 1.

This Decision Document is issued by the U.S. Army Garrison at FTMC with involvement by the Base Realignment and Closure (BRAC) Cleanup Team (BCT). The BCT consists of representatives from the U.S. Army, the U.S. Environmental Protection Agency (EPA) Region 4, and the Alabama Department of Environmental Management (ADEM). The BCT is responsible for planning and implementing environmental investigations at FTMC.

Based on the results of the site investigation (SI) conducted at Former Motor Pool Area 3100, groundwater contamination is present at the site as a result of

historical Army activities. This property was transferred under Early Transfer Authority to the Anniston-Calhoun County FTMC Development Joint Powers Authority (JPA) in September 2003. In order for the Army to issue the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Covenant Warranty for the Former Motor Pool Area 3100, Parcels 146(7), 24(7), 25(7), 73(7), and 212(7), the JPA must amend the deed to impose LUCs restricting future groundwater usage. This decision was made by the U.S. Army with concurrence by the BCT.

This Decision Document summarizes site information presented in detail in background documents that are part of the administrative record for Former Motor Pool Area 3100, Parcels 146(7), 24(7), 25(7), 73(7), and 212(7). The primary background documents for the site are listed on Page 2 and are available at the public repositories listed on Page 3.

**REGULATIONS GOVERNING  
SITE**

FTMC is undergoing closure by the BRAC Commission under Public Laws 100-526 and 101-510. The 1990 Base Closure Act,

Public Law 101-510, established the process by which U.S. Department of Defense (DOD) installations would be closed or realigned. The BRAC Environmental Restoration Program requires investigation and cleanup of federal properties prior to transfer to the public domain. A September 1996 amendment to CERCLA allows Federal agencies to transfer property before all necessary cleanup actions have been taken. This provision (§120(h)(3)(C)), known as Early Transfer Authority, authorizes the deferral of the CERCLA covenant requiring all remedial actions to be completed before Federal property is transferred when the findings required by the statute can be made and the response action assurances required by the statute are given. The governor of Alabama concurred with the deferral request for this site on September 30, 2003. In addition, the Community Environmental Response Facilitation Act (CERFA), Public Law 102-426, requires federal agencies to identify real property on military installations scheduled for closure that can be transferred to the public for redevelopment or reuse. Consequently, the U.S. Army is conducting environmental studies of the impact of potential contaminants at parcels at FTMC. The BRAC Environmental

## **PRIMARY BACKGROUND DOCUMENTS FOR PARCELS 146(7), 24(7), 25(7), 73(7), AND 212(7)**

EDAW, Inc., 1997, *Fort McClellan Comprehensive Reuse Plan, Fort McClellan Reuse and Redevelopment Authority of Alabama*, November; Fort McClellan, Updated Reuse Map, Rev. March 2000.

Environmental Science and Engineering, Inc. (ESE), 1998, *Final Environmental Baseline Survey, Fort McClellan, Alabama*, prepared for U.S. Army Environmental Center, Aberdeen Proving Ground, Maryland, January.

IT Corporation (IT), 2000, *Final Human Health and Ecological Screening Values and PAH Background Summary Report, Fort McClellan, Calhoun County, Alabama*, July.

Science Applications International Corporation (SAIC), 1998, *Final Background Metals Survey Report, Fort McClellan, Alabama*, July.

Shaw Environmental, Inc. (Shaw), 2005, *Final Site Investigation Report, Former Motor Pool Area 3100, Parcels 146(7), 212(7), 24(7), 25(7), and 73(7), Fort McClellan, Calhoun County, Alabama*, February.

Restoration Program at FTMC follows the CERCLA process.

### **SITE BACKGROUND**

FTMC is located in the foothills of the Appalachian Mountains of northeastern Alabama near the cities of Anniston and Weaver in Calhoun County. FTMC consists of two main areas of government-owned properties: the Main Post and Pelham Range. Until May 1998, the FTMC installation also included the Choccolocco Corridor, a 4,488-acre tract of land that was leased from the State of Alabama. The Main Post, which occupies 18,929 acres, is bounded on the east by the Choccolocco Corridor, which previously connected the Main Post with the Talladega National Forest. Pelham Range, which occupies 22,245 acres, is located approximately 5 miles due west of the Main Post and adjoins the Anniston Army Depot on the southwest.

Former Motor Pool Area 3100, Parcel 146(7) is an approximately 5-acre area located along Rucker Street in the western-central portion of the Main Post (Figure 1). At the time of the Environmental Baseline Survey (EBS), light vehicle maintenance was performed within Building 3138 (ESE, 1998). Parcel 73(7) is a washrack (Facility 3142) located in the northwestern area of the site. Facility 3143 is an oil/water separator (OWS) associated with the washrack and was initially built around 1969 with a baffle-type OWS. This facility was rebuilt in 1991 with a settling basin attached to a coalescing plate OWS that discharged to the sanitary sewer (ESE, 1998). Building 3144 (former Tire Shop) and Facility 3145 (vehicle grease rack) are also present at the site. Other small buildings used for hazardous materials storage (e.g., flammable materials, used batteries) were also located within this motor pool.

Parcels 24(7), 25(7), and 212(7) are former underground storage tank (UST) locations within Parcel 146(7):

- Parcel 24(7) – 2,500-gallon waste oil UST.
- Parcel 25(7) – 10,000-gallon diesel UST.
- Parcel 212(7) – 3,000-gallon heating oil UST.

These USTs were removed from the site in 2002 following ADEM guidelines.

### **SCOPE AND ROLE OF PARCEL**

Information developed from the EBS was used to group areas at FTMC into standardized parcel categories using DOD guidance (ESE, 1998). All parcels received a parcel designation for one of seven CERFA categories or a non-CERCLA qualifier designation, as appropriate. Parcels 146(7), 24(7), 25(7), 73(7) and 212(7) were categorized as a CERFA Category

**PUBLIC INFORMATION REPOSITORIES  
FOR FORT McCLELLAN**

**Anniston Calhoun County Public Library**

Reference Section

Anniston, Alabama 36201

Point of Contact: Ms. Sunny Addison

Telephone: (256) 237-8501

Fax: (256) 238-0474

Hours of Operation: Monday – Friday 9:00 a.m. - 6:30 p.m.

Saturday 9:00 a.m. - 4:00 p.m.

Sunday 1:00 p.m. - 5:00 p.m.

**Houston Cole Library**

9<sup>th</sup> Floor

Jacksonville State University

700 Pelham Road

Jacksonville, Alabama 36265

Point of Contact: Ms. Rita Smith (256) 782-5249

Hours of Operation: Monday – Thursday 7:30 a.m. – 11:00 p.m.

Friday 7:30 a.m. – 4:30 p.m.

Saturday 9:00 a.m. – 5:00 p.m.

Sunday 3:00 p.m. – 11:00 p.m.

7 parcels in the EBS. CERFA Category 7 parcels are areas that have not been evaluated or that require additional evaluation to determine their environmental condition.

With the issuance of this Decision Document, Parcels 146(7), 24(7), 25(7), 73(7) and 212(7) are re-categorized as CERFA Category 4 parcels. Category 4 parcels are areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions to protect human health and the environment have been taken.

**SITE INVESTIGATION**

An SI was conducted at Former Motor Pool Area 3100 to determine whether chemical

constituents are present at the site as a result of historical mission-related Army activities (Shaw, 2005). The SI was conducted in three phases and included the collection and analysis of a total of 6 surface soil samples, one depositional soil sample, 13 subsurface soil samples, and 29 groundwater samples over a 4-year period. Groundwater samples were collected from 16 monitoring wells installed at the site during the investigation. Samples were analyzed for various analytical parameters including metals, volatile organic compounds (VOC), and semivolatile organic compounds (SVOC). The phased approach was the result of an interactive review process by the BCT.

To evaluate the presence or absence of contamination, the analytical results from the site samples were compared to human health site-specific screening levels (SSSL), ecological screening values (ESV), and background screening values for FTMC. The SSSLs and ESVs were developed by Shaw as part of human health and ecological risk evaluations associated with investigations performed under the BRAC Environmental Restoration Program at FTMC (IT, 2000). Background metals screening values are presented in the *Final Background Metals Survey Report, Fort McClellan, Alabama* (SAIC, 1998). Additionally, site metals data were evaluated using statistical and geochemical methods to determine if the metals detected in site media were present

at naturally occurring levels. Constituents detected at concentrations exceeding SSSLs and background (where available) were identified as chemicals of potential concern (COPC) in site media. COPCs included several metals in soil and groundwater, one SVOC (benzo[a]pyrene) in subsurface soil, and one VOC (benzene) in groundwater. After consideration of additional lines of evidence for each of the COPCs, including frequency of detection, relative magnitude of the exceedances, results of UST closure activities, and the results of the statistical and geochemical evaluation, only benzene in groundwater was retained as a chemical of concern.

Benzene concentrations (0.05 to 0.12 milligrams per liter [mg/L]) exceeded the SSSL (0.0014 mg/L) in four samples collected from monitoring well FTA-146-MW02 from February 2001 to January 2002. Monitoring well FTA-146-MW02 is adjacent to the location of the USTs that were removed in 2002. Data from the last three rounds of sampling at monitoring well FTA-146-MW02, collected prior to removal of the USTs, showed that the benzene concentration in groundwater was remaining steady at approximately 0.1 mg/L. The source of the benzene has been removed and the SI results demonstrated that the affected area is localized around FTA-146-MW02.

Constituents detected at concentrations exceeding ESVs and background (where available) were identified as constituents of potential ecological concern (COPEC) in surface soil. Exposures to subsurface soil and groundwater were considered

unlikely for ecological receptors at this site. COPECs included several metals in a limited number of samples and five petroleum-related VOCs in one sample. The SI report concluded that the COPECs identified at Motor Pool Area 3100 could potentially pose a risk to ecological receptors living and feeding in the immediate vicinity of the site if the site provided viable ecological habitat. However, the site is an industrialized area with buildings and concrete/asphalt pavement and does not provide ecological habitat. Furthermore, the projected mixed business reuse of this site (EDAW, 1997) will likely preclude development of ecological habitat in the future.

#### **SITE REMEDIAL ACTIONS**

In 2002, Shaw performed closure activities for the three USTs at the site. UST closure efforts included removal and disposal of a 2,500-gallon fiberglass waste oil UST and piping, a 3,000-gallon fiberglass heating oil UST and piping, and a 10,000-gallon fiberglass diesel UST, piping, and impacted soils. Confirmation sampling of the UST excavations and excavated soil stockpile was also conducted. UST closure activities were conducted in accordance with ADEM's *UST Closure Site Assessments, Guidance Manual, Section III*. Details of the UST closures, including the ADEM UST Closure Site Assessment Reports, are presented in the Final SI Report (Shaw, 2005). ADEM approved the UST closures in 2003.

#### **DESCRIPTION OF FURTHER ACTION**

Based on the results of the SI, groundwater contamination is present at Parcel 146(7) at levels that may pose an unacceptable human health risk. The U.S. Army will issue the CERCLA Covenant Warranty for the Former Motor Pool Area 3100 once the JPA amends the deed to impose LUCs to restrict future groundwater usage and ensure protection of human health.

#### **DECLARATION**

Historical Army activities resulted in groundwater contamination at Parcel 146(7). To address the groundwater contamination, the JPA will amend the deed to implement LUCs restricting future groundwater usage. The implementation of LUCs will protect human health and the environment, comply with relevant federal and state regulations, and is a cost-effective application of public funds. There will be no further remedial costs associated with implementing LUCs for CERCLA-related hazardous substances at Former Motor Pool Area 3100, Parcels 146(7), 24(7), 25(7), 73(7), and 212(7).

#### **QUESTIONS/COMMENTS**

Any questions or comments concerning this Decision Document or other documents in the administrative record can be directed to:

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## ACRONYMS

ADEM	Alabama Department of Environmental Management
BCT	BRAC Cleanup Team
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERFA	Community Environmental Response Facilitation Act
COPC	chemical of potential concern
COPEC	constituent of potential ecological concern
DOD	U.S. Department of Defense
EBS	Environmental Baseline Survey
EPA	U.S. Environmental Protection Agency
ESE	Environmental Science and Engineering, Inc.
ESV	ecological screening value
FTMC	Fort McClellan
IT	IT Corporation
JPA	Anniston-Calhoun County FTMC Development Joint Powers Authority
LUC	land use control
LUCIP	Land Use Control Implementation Plan
mg/L	milligrams per liter
OWS	oil/water separator
SI	site investigation
SSSL	site-specific screening level
SVOC	semivolatile organic compound
UST	underground storage tank
VOC	volatile organic compound

**Prepared under direction of:**

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Date

**Reviewed by:**

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Ronald M. Levy  
BRAC Environmental Coordinator  
Fort McClellan, Alabama

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Date

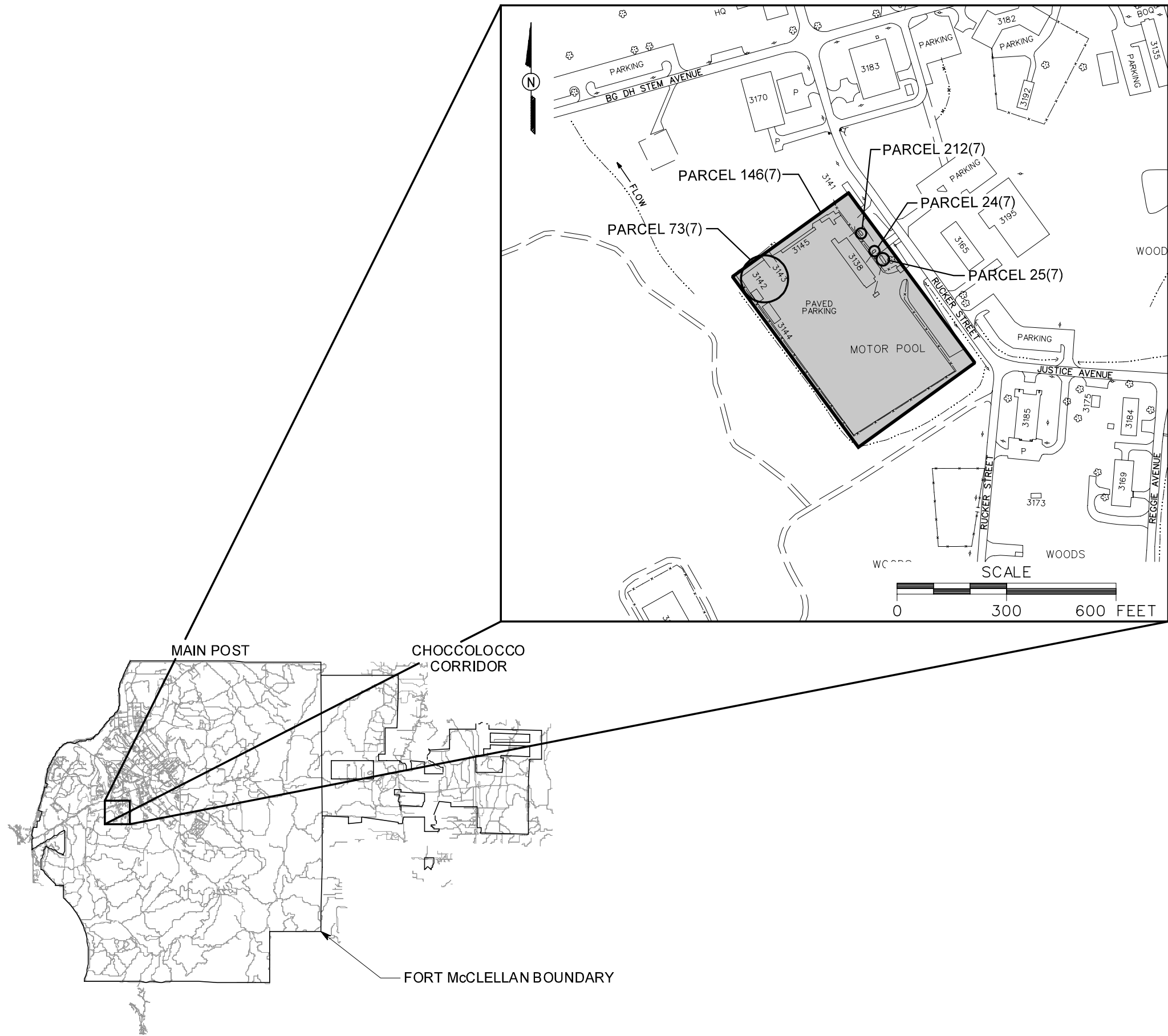
**Approved by:**

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Gary E. Harvey  
Site Manager  
Fort McClellan, Alabama

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Date



LEGEND

- UNIMPROVED ROAD
- PAVED ROAD / PARKING
- BUILDING
- TREES / TREELINE
- PARCEL BOUNDARY
- SURFACE DRAINAGE / CREEK
- MANMADE SURFACE DRAINAGE
- FENCE
- UTILITY POLE

FIGURE 1  
SITE LOCATION MAP  
FORMER MOTOR POOL AREA 3100  
PARCELS 146(7), 212(7), 24(7),  
25(7) AND 73(7)

U. S. ARMY CORPS OF ENGINEERS  
MOBILE DISTRICT  
FORT McCLELLAN  
CALHOUN COUNTY, ALABAMA  
Contract No. DACA21-96-D-0018